

***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

24 IONAWR 2017

24 JANUARY 2017

RHANBARTH Y DE

AREA SOUTH



***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**

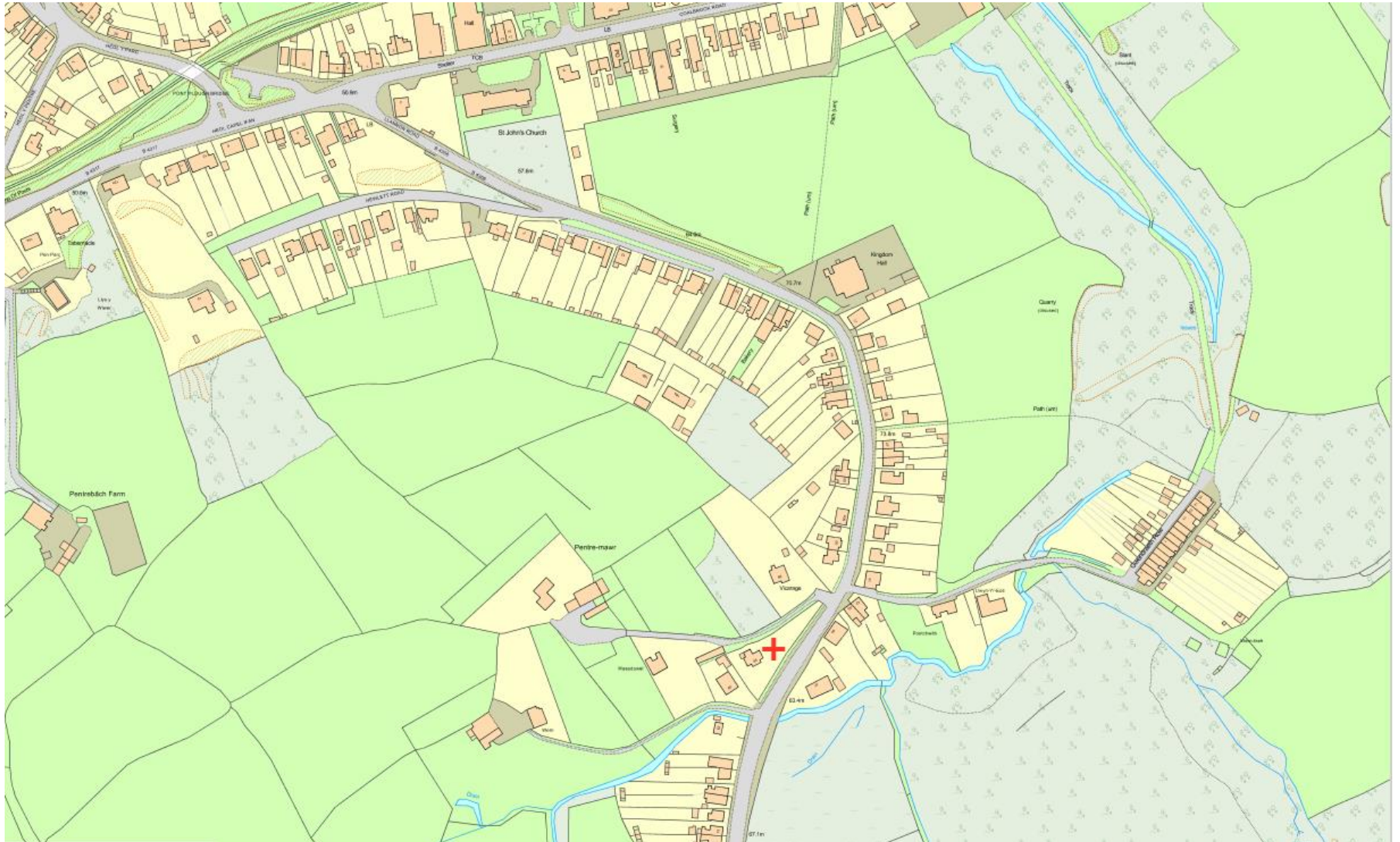


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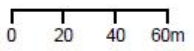
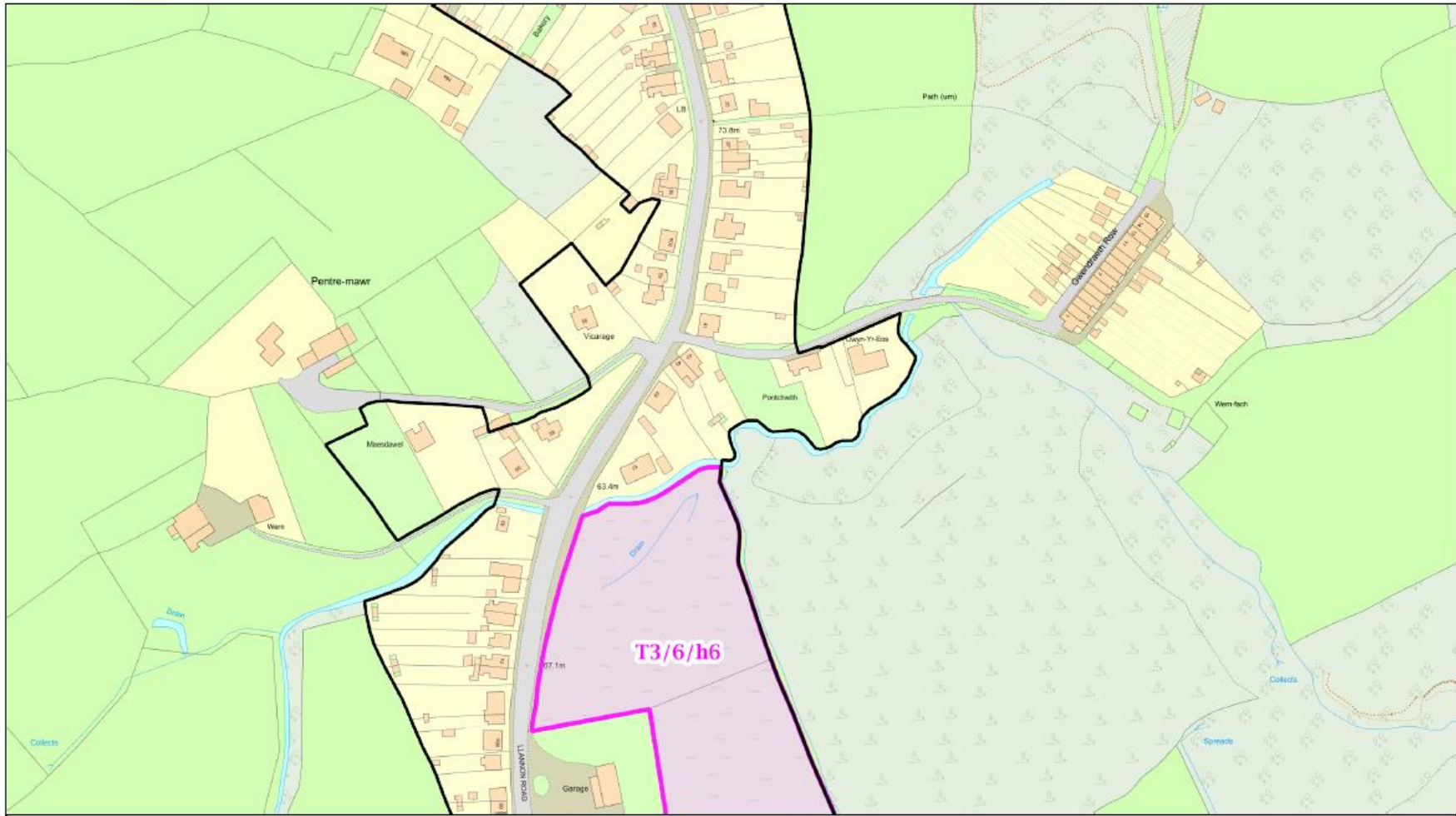
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LDP Park View Drive

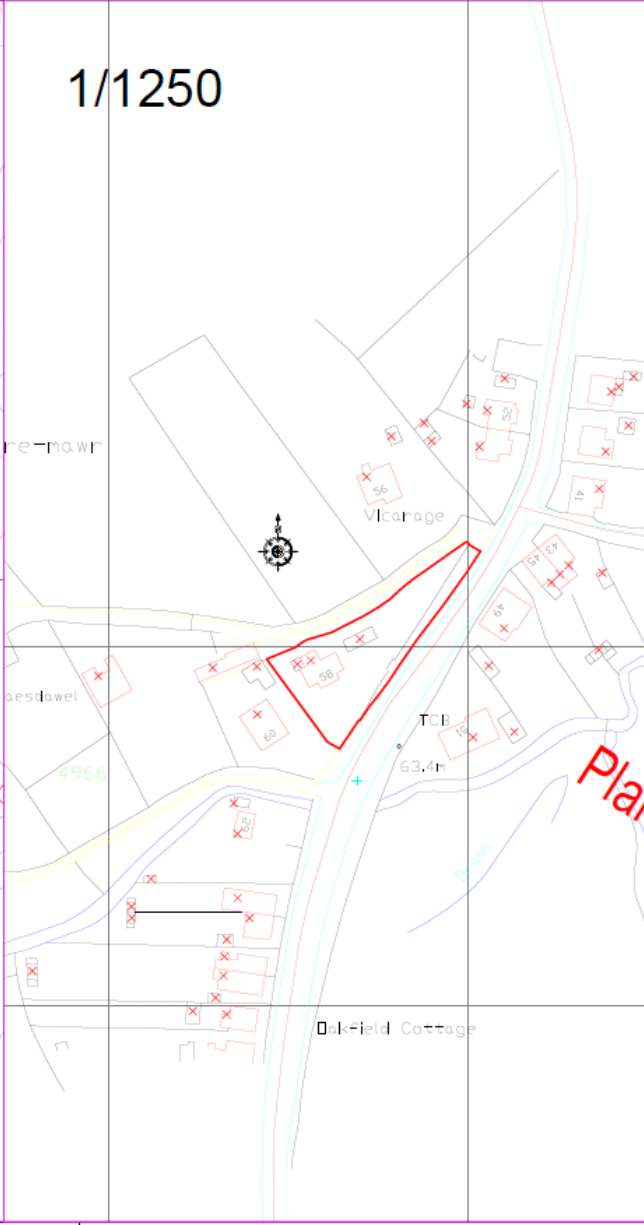
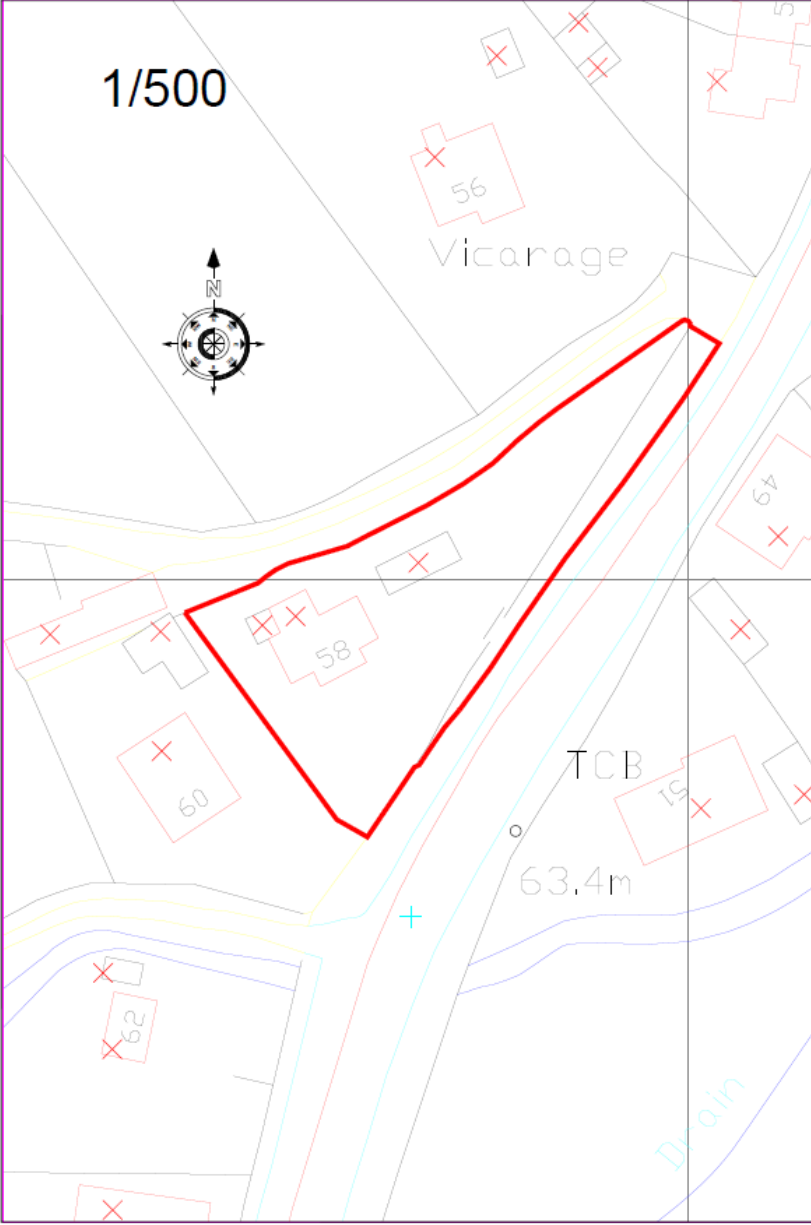


Graddfa Scale 1:2500

Canol y Map Map Centre [250643.3,210702.9]

Dyddiad Date 17/01/2017

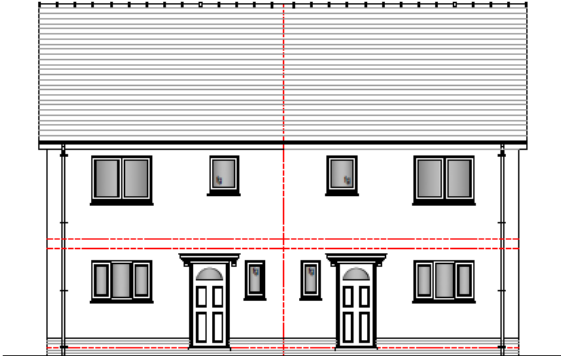
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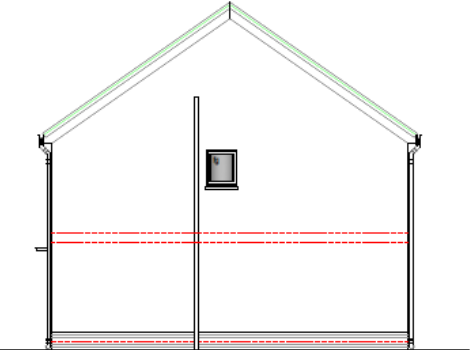
NOTES					
Rev	Details	Dr	Ch	Ap	Date
Client					
Mr. John Griffiths					
Project					
Proposed Residential Development					
58, Llannon Road, Pontyberem					
Llanelli, Carmarthenshire					
File No.					
Drawn	DRAWN				
Date					
Scales 1/500 & 1/1250					
Drawing No. GA/01(ii)					REV

Planning Submission

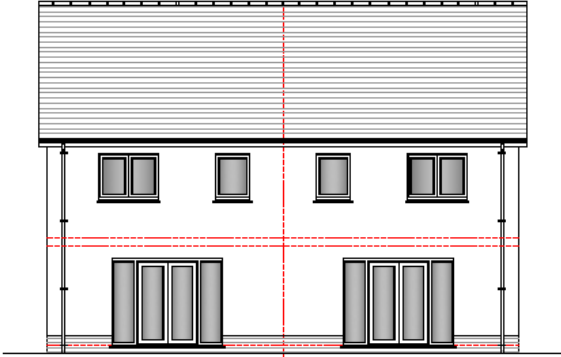
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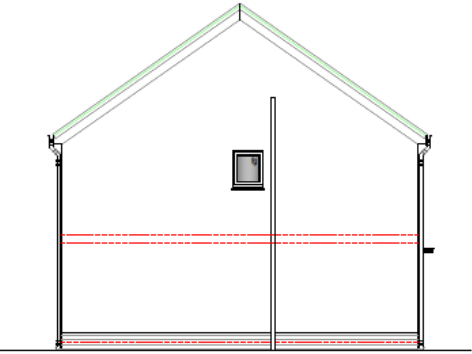
proposed front elevation



proposed side elevation



proposed rear elevation



proposed side elevation

General Specification.

Walls: Constructed with an internal timber frame and an external finish mainly consisting of a smooth render application with the colour to be confirmed by the client, complete with a facing brick pilinth detail, again with the type of facing brick to be confirmed by the client prior to the commencement of works on site complete with samples provided for approval.

Roof: Proposed roof is to be of a preformed truss construction, fully compliant with current Trade / Building Control requirements and designed to a nominated 35 degree pitch. Finish is to be of a lightweight interlocking tile, grey or black in colour and again sympathetic to surrounding properties. Ridge tiles are to match also.

Windows and Doors: All doors and windows are to comprise of white Upvc, and are to be installed in full compliance with current FENSA / Building Regulations.

Fascia's, Soffits, and R.W.G's: All fascia's and Soffits are to comprise of white Upvc profile, possibly "Swish" as a manufacturer. Gutters and Down pipes are to be of 100mm square sections, complete with all fixing brackets are to be positioned shown on elevations. All components are to be of either "Swish or Osma" as manufacturers.

NB - total internal floor areas (ground and first floors) excluding partitions
56.37m² - two bedroom properties.

total internal floor areas (ground and first floors) excluding partitions to
three bedroom property - 82.75m²

Plots 1- 4: Proposed 3 Bedroom House Type

NOTES	
1	This is a C.A.D. PRODUCED DRAWING AND SHOULD NOT BE REPRODUCED BY HAND
2	All dimensions in millimetres unless otherwise stated
3	Any errors or omissions to be reported to the Designer
4	Do not make up this drawing, all dimensions and levels to be checked and confirmed on site.

A	Scheme fully detailed	2017/18
Draw	Details	Date

Client
Mr. John Griffiths

Project
Proposed Residential Development
58, Liamon Road, Pontyberem
Llanelli, Carmarthenshire

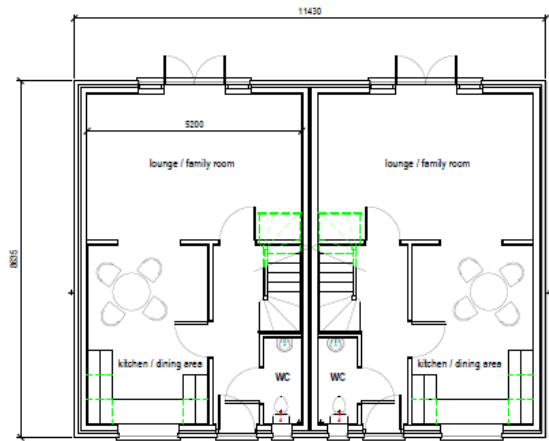
File No.	WELLS0008
Drawn	GW/MS
Date	04/03/18
Scale	1/75
Drawing No.	GA05

Planning Submission

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proposed first floor plan



proposed ground floor plan



indicative part site plan not to scale

Planning Submission

NOTES
 1. THIS IS A C.A.D. PRODUCED DRAWING AND SHOULD NOT BE AMENDED BY HAND
 2. ALL DIMENSIONS IN RED UNLESS OTHERWISE STATED
 3. ANY ERRORS OR OMISSIONS TO BE REPORTED TO THE DESIGNER
 4. DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE OBTAINED AND CONFIRMED ON SITE

A	Scheme issued for submission	2015/1/15
Rev	Details	Date

Client
 Mr. John Griffiths

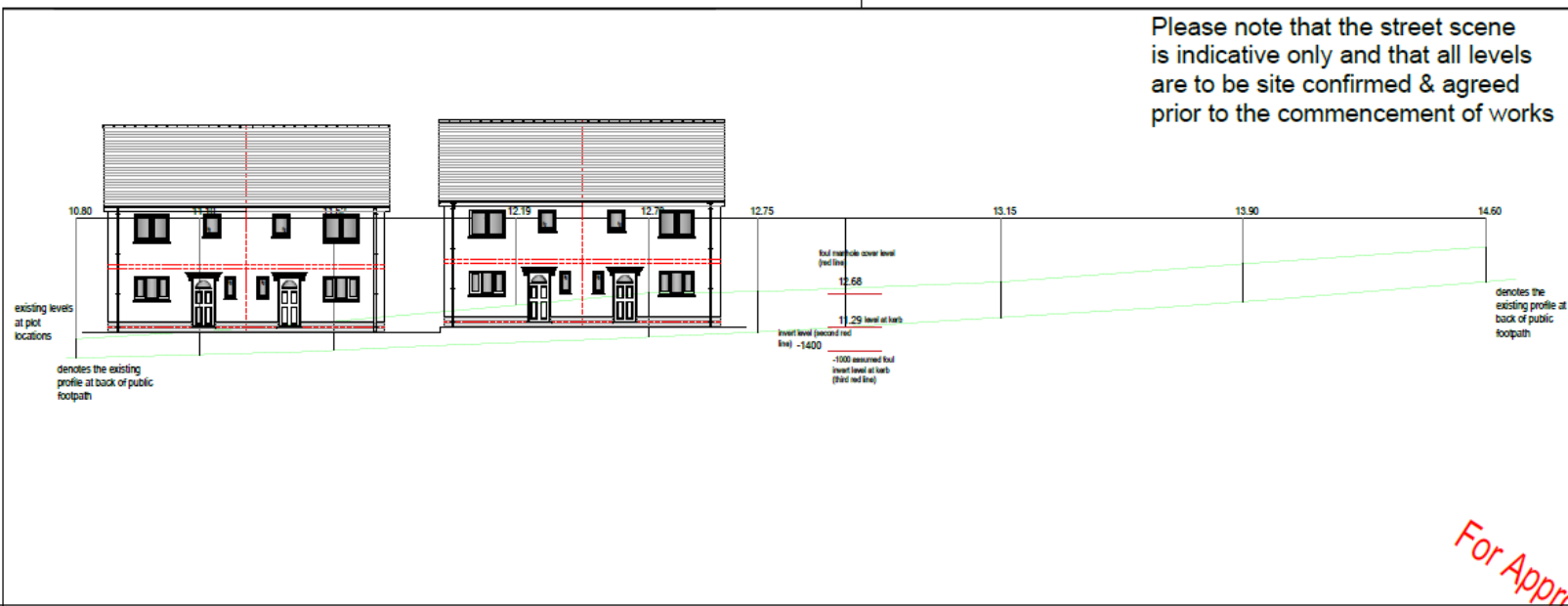
Project
 Proposed Residential Development
 58, Llannon Road, Pontyberem
 Llanelli, Carmarthenshire

Drawn	CHK/WH	REVISIONS
Date	10/12/15	
Scale	1/75	
Drawing No.	GA08	A

Plots 1 - 4: Proposed 3 Bedroom House Type

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Please note that the street scene is indicative only and that all levels are to be site confirmed & agreed prior to the commencement of works



NOTES

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2. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE STATED
3. ANY WORK IS TO BE REFERRED TO THE DESIGNER
4. DO NOT SCALE OFF THIS DRAWING - ALL DIMENSIONS AND LEVELS TO BE CHECKED AND CONFIRMED ON SITE

For Approval / Discussion

D	Scheme fully adjusted	25/1/19
C	Proposed det. levels adjusted	23/1/19
B	Further adjustments made	11/1/19
A	Scheme adjusted completed	15/1/19

Rev: Details Date

Client: Mr. John Griffiths

Project: Proposed Residential Development
58, Llannon Road, Floriburthem Llaneli, Carmarthenshire

File No: 2019-0008

Drawn: 23/01/19

Date: 23/01/19

Scale: 1/125 & 1/75

Drawing No: GA03(I) D



D	Scheme fully adjusted	25/1/19
C	Proposed det. levels adjusted	23/1/19
B	Further adjustments made	11/1/19
A	Scheme adjusted completed	15/1/19

Rev: Details Date

Client: Mr. John Griffiths

Project: Proposed Residential Development
58, Llannon Road, Floriburthem Llaneli, Carmarthenshire

File No: 2019-0008

Drawn: 23/01/19

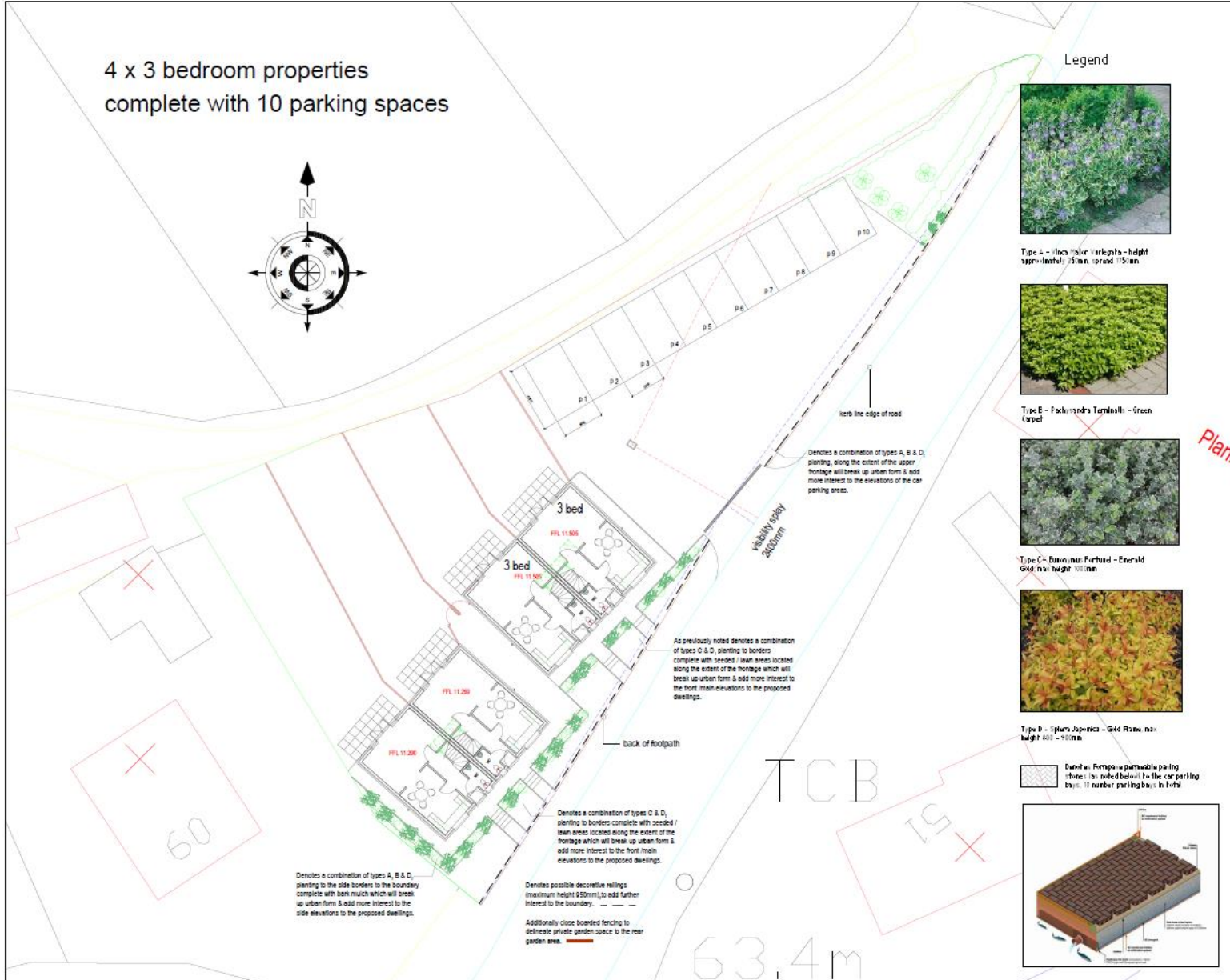
Date: 23/01/19

Scale: 1/125 & 1/75

Drawing No: GA03(I) D

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4 x 3 bedroom properties
complete with 10 parking spaces



Legend



Type A - Inca's Kale (purple) - height approx. 150mm spread 1.5m



Type B - Fochsner's Terminalia - Green Carpet

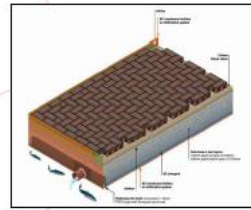


Type C - Eucalyptus Fochsneri - Emerald Gold max height 1.5m



Type D - Opuntia Japonica - Gold Rain max height 1.0m

Decorative bollards in permeable paving (shown in inverted brown) to the car parking bays. 11 number parking bays (10 x 1.7m)



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Planning Submission Purposes

A	Revised fully adjusted per the Planning Dept.	15/11/18
Rev	Details	Date

Mr. John Griffiths

Proposed Residential Development
58, Llanon Road, Pontyberem
Llanelli, Carmarthenshire

Date	23/04/18
Scale	1/125
Drawing No.	GA/03

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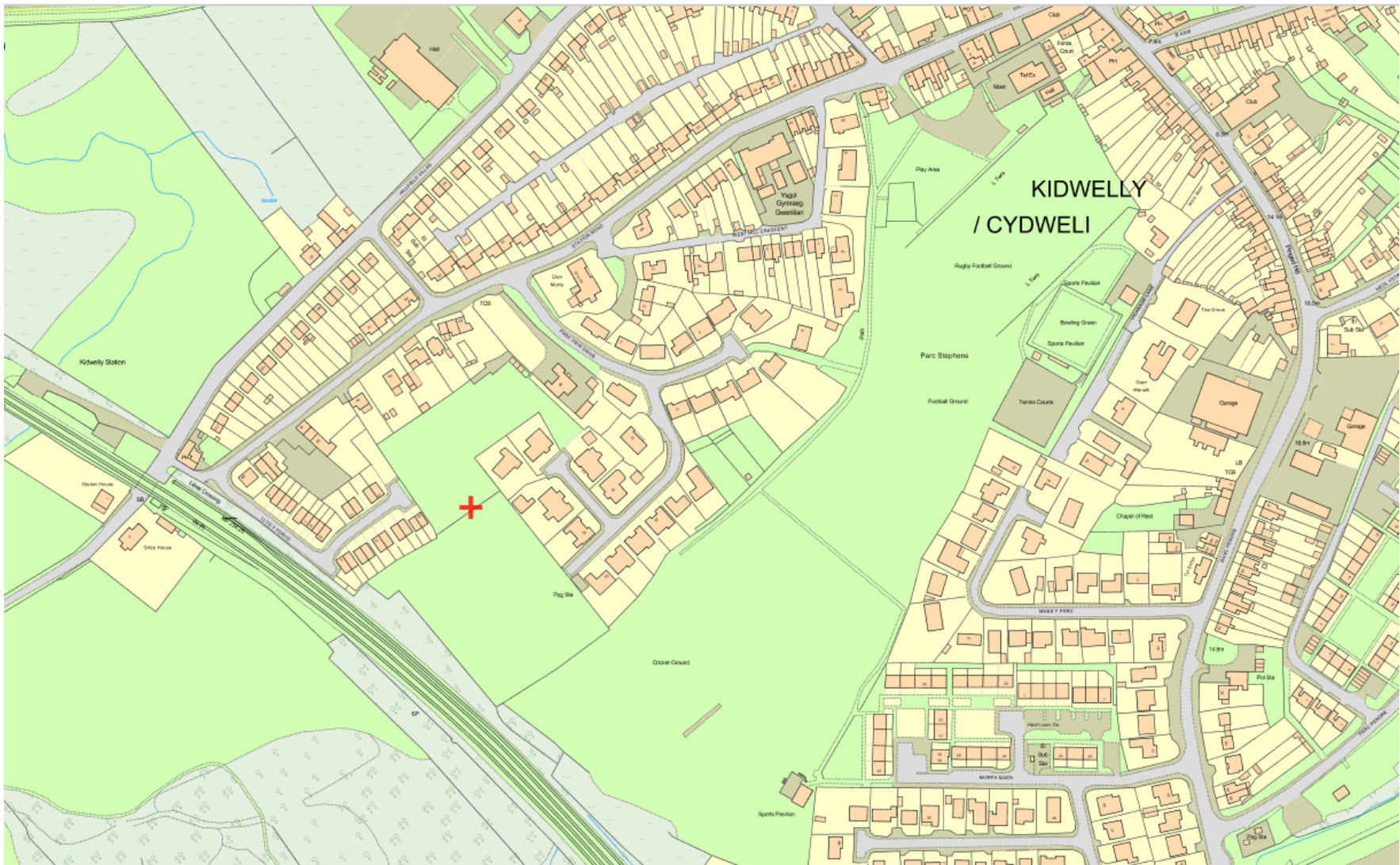


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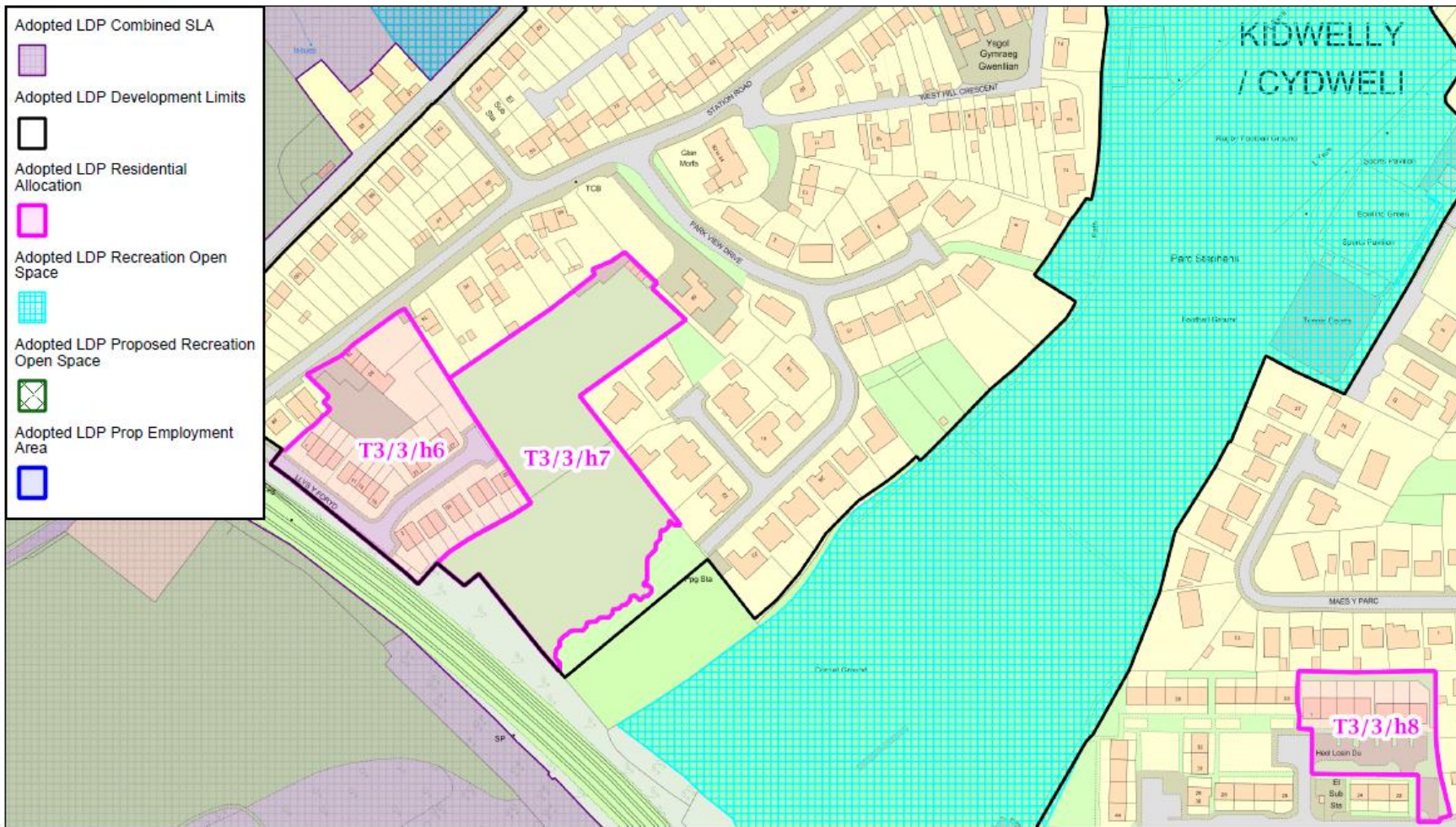
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LDP Park View Drive



- Adopted LDP Combined SLA
- Adopted LDP Development Limits
- Adopted LDP Residential Allocation
- Adopted LDP Recreation Open Space
- Adopted LDP Proposed Recreation Open Space
- Adopted LDP Prop Employment Area



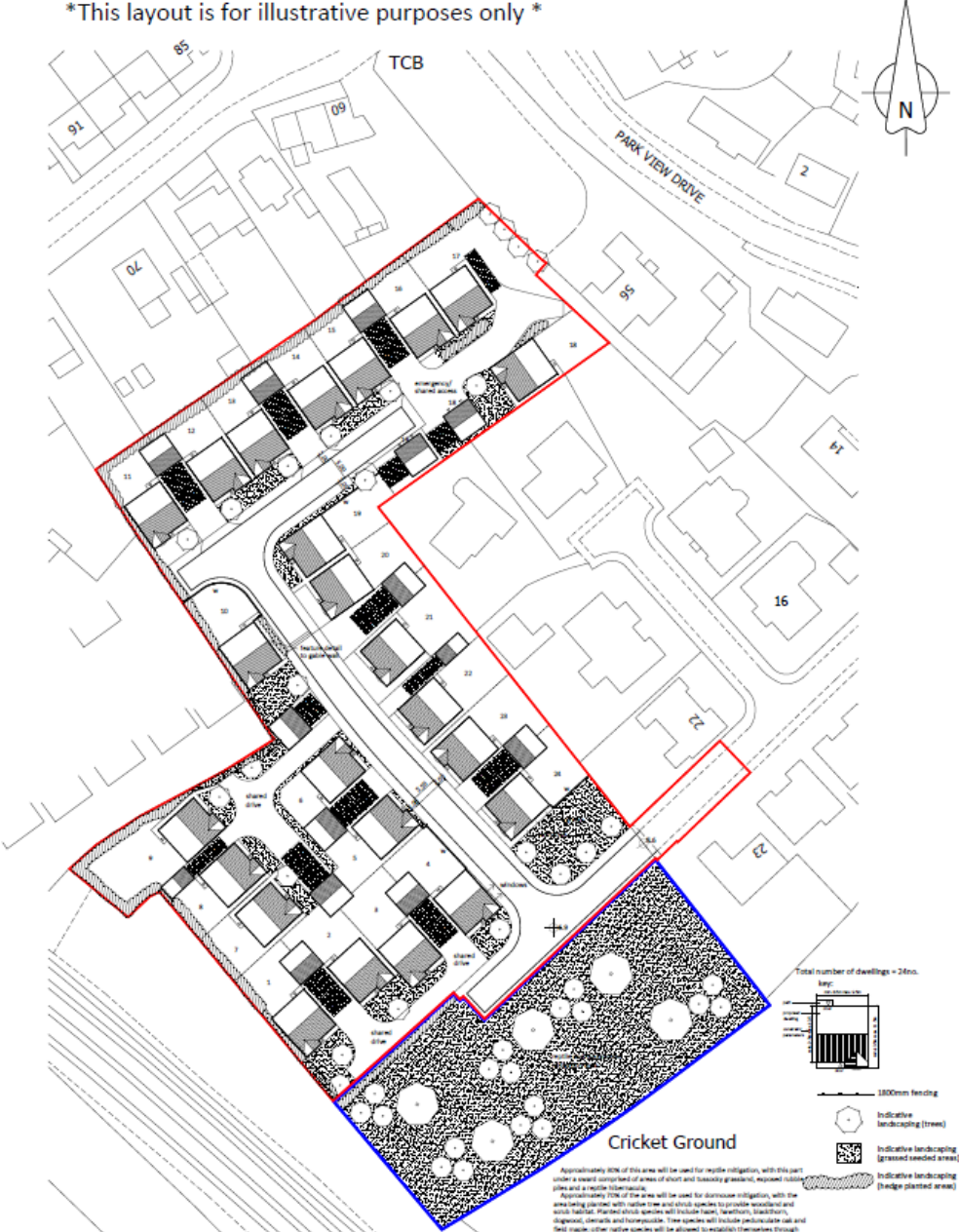
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Canol y Map Map Centre [240451.3,206438.8]

Dyddiad Date 17/01/2017

S/34146

*This layout is for illustrative purposes only *



Illustrative layout on land off Park View Drive, Kidwelly
 1:500 @ A2. Drg number SK01.'B' 10/01/17

Approximately 50% of this area will be used for mobile irrigation, with this part under a mixed sward of areas of short and lowland grassland, exposed rolling hills and a north westerly aspect.

Approximately 15% of the area will be used for drainage irrigation, with the area being planted with native tree and shrub species to provide windbreak and avoid further erosion. Suitable species will include hazel, hawthorn, blackthorn, dogwood, cherry and rosehip. These species will include pedunculate oak and field maple. Other native species will be allowed to establish themselves through natural regeneration.

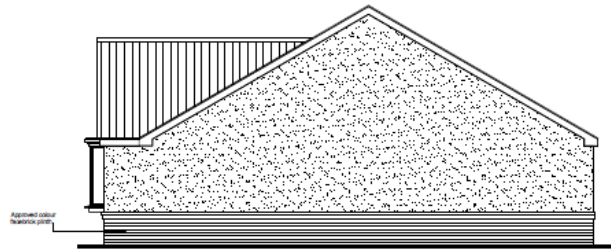
The boundary planting to the north and western boundaries will be implemented as per drawing SK02.

It is considered that there will be public access to the irrigation area and that it will be fenced with post and rail and stock net. A management plan will be established to provide confidence in the ongoing success of the irrigation.

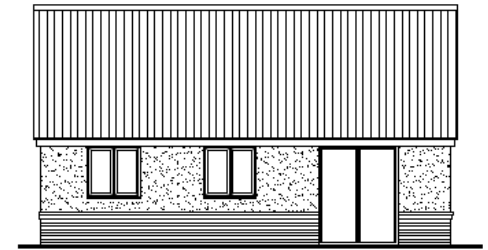
S/34146 (Indicative)



FRONT ELEVATION



SIDE ELEVATION



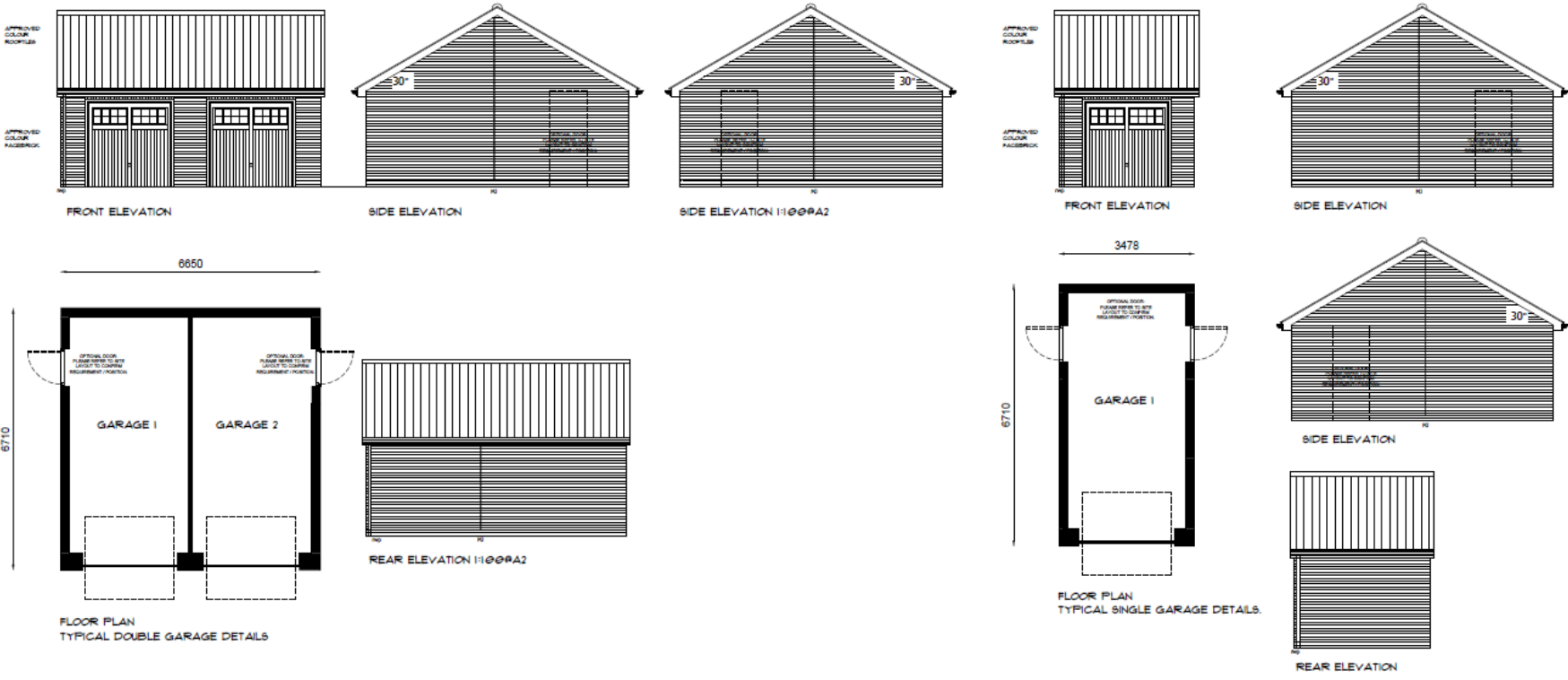
REAR ELEVATION



SIDE ELEVATION

Proposed dwellings on land off Park View Drive, Kidwelly
1:100 @ A3. Drg number SK02. 12/06/16. Illustrative floor plan and elevations.

S/34146 (Indicative)



Proposed garages on land off Park View Drive, Kidwelly
1:100 @ A3. Drg number SK03. 12/06/16. Illustrative garage plan and elevations.

S/34146



S/34146



S/34146



S/34146



S/34146



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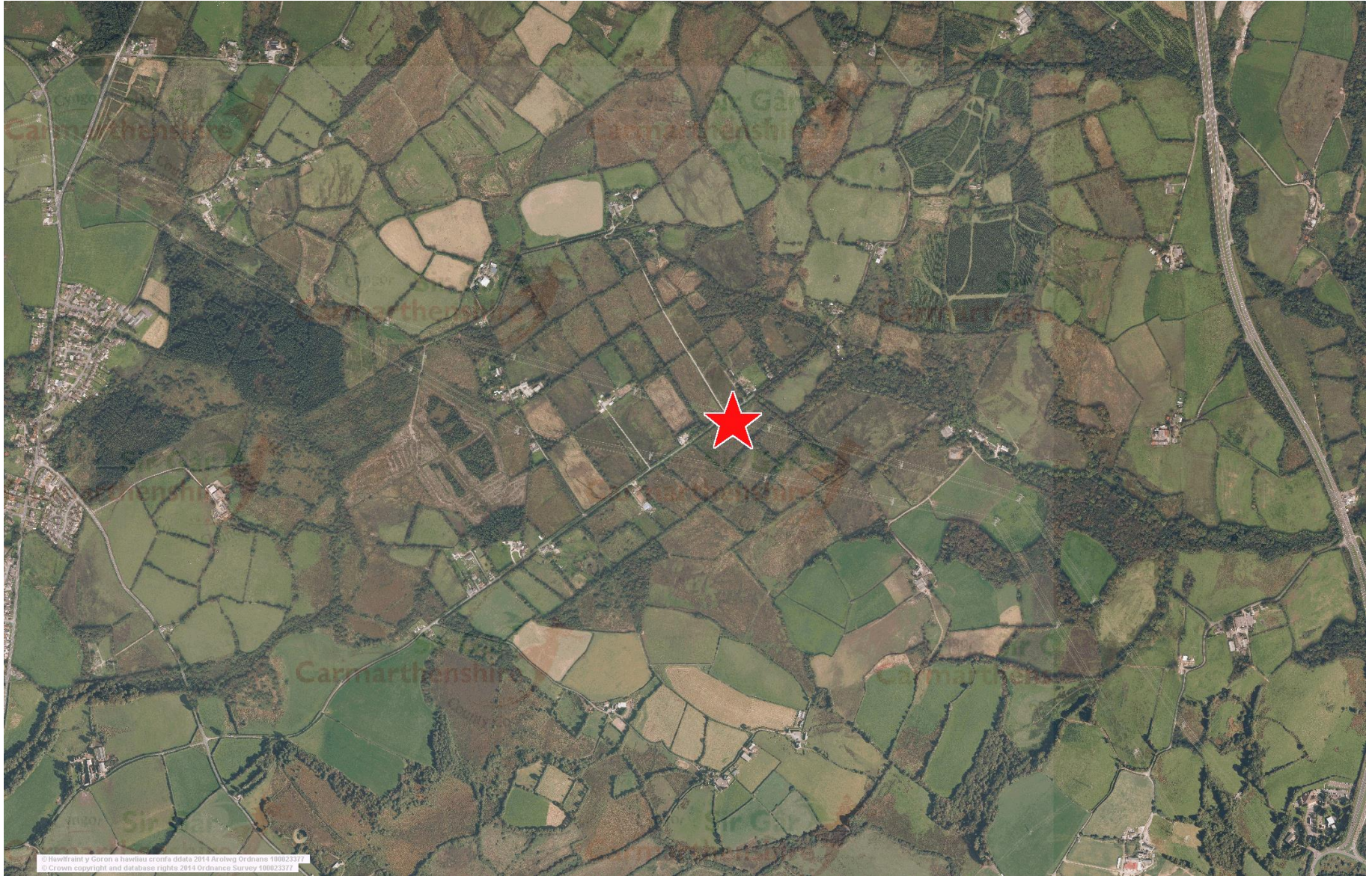


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BOD YN CAEL EU GWRTHOD***

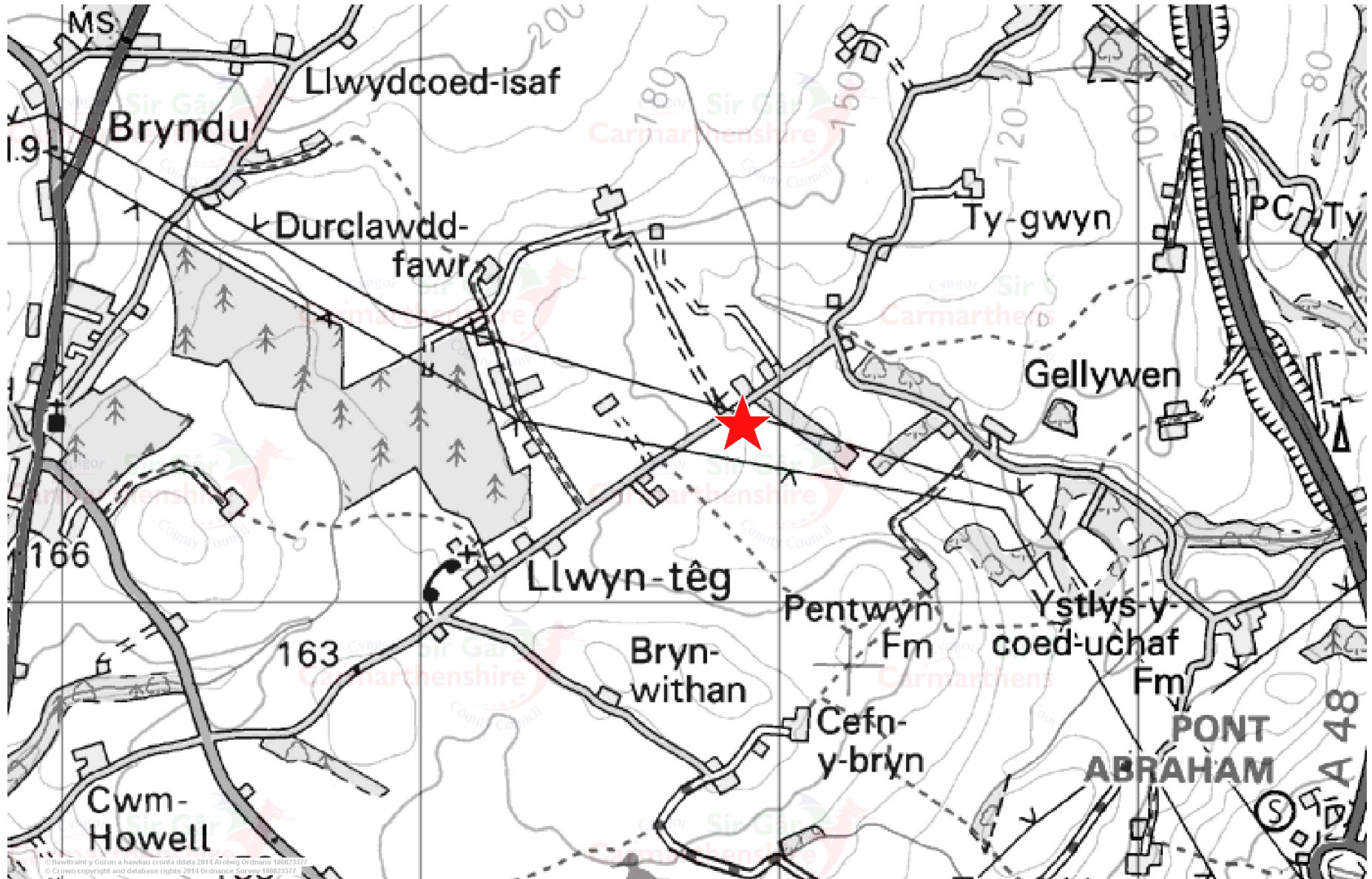
**APPLICATIONS RECOMMENDED
FOR REFUSAL**

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S/34721



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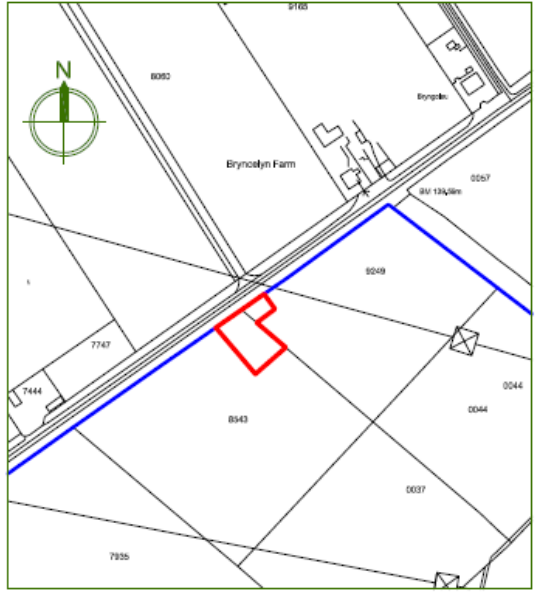
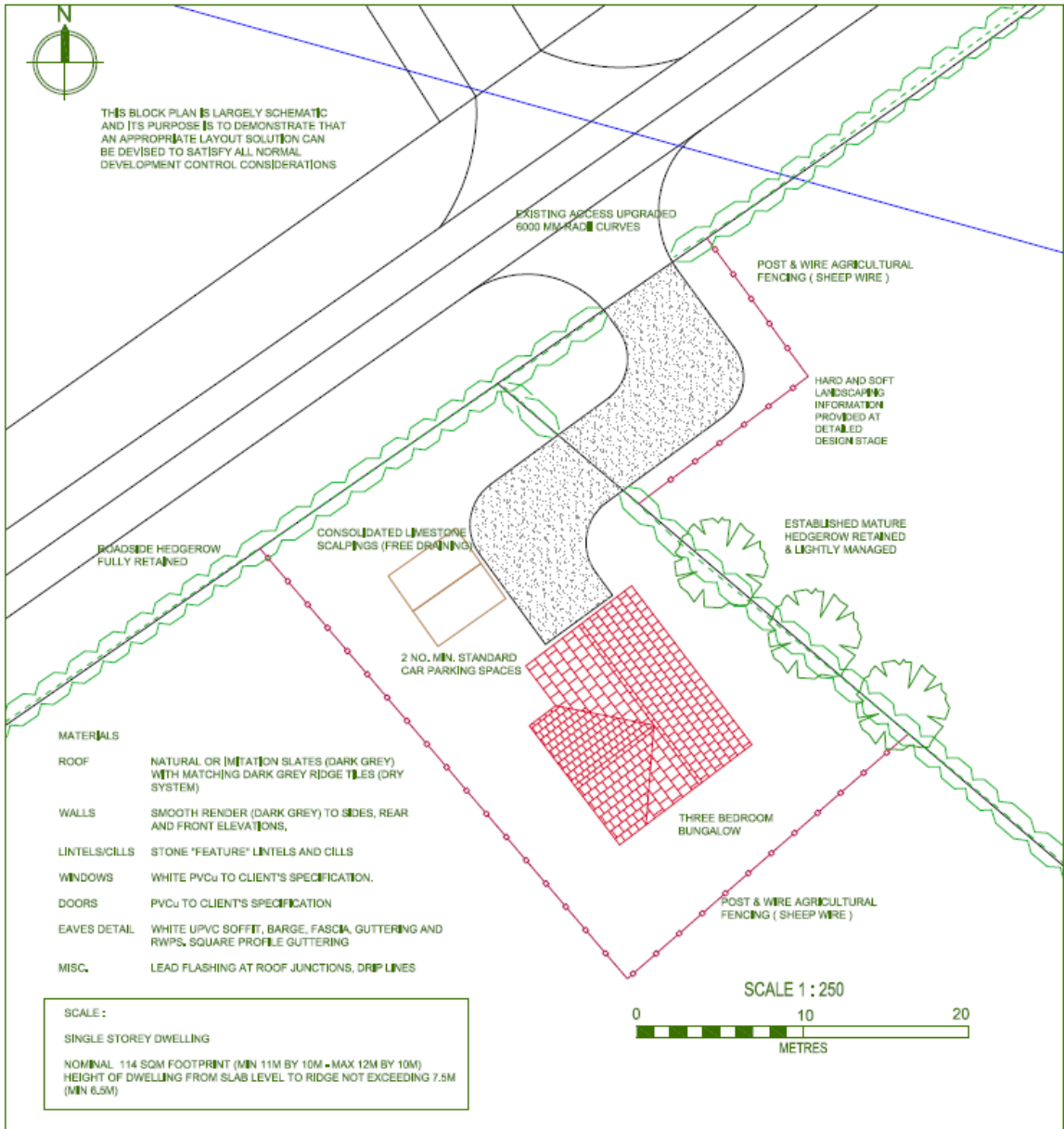
S/34721



S/34721



S/34721



SITE AREA APPROX. 805 SQ M (.085HA)
GRID REF SN 55861 08489

PROPOSED SITING OF DWELLING TO ENABLE FARM SUCCESSION MANAGEMENT

LAND AT COED DERWEN, LLWYNTG, LLANNON, CARMARTHENSHIRE, SA14 8JP

SCALE 1: 250, 2500 @ A3

DRAWING NO: GEN/PL/RB/001A DATE: NOV 2016



S/34721



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